

SCHEDULE A

PARCEL I:

That certain real property located in Casco, Cumberland County, Maine, consisting of a condominium unit described as follows:

The Inn Unit in Thomas Pond Cottage Condominiums, a Condominium as created and described in the Declaration dated October 9, 1987 and recorded on October 16, 1987 in the Cumberland County Registry of Deeds in Book 8018, Page 133 as amended by a First Amendment dated May, 1992, to be recorded herewith.

PARCEL II:

A certain lot or parcel of land, together with the buildings thereon, situated in Casco, Cumberland County, Maine, and being the real estate formerly known as Maines Store and located in that part of Casco known as South Casco, the lot herein conveyed being triangular in shape, and bounded on the northwest by the Quaker Ridge Road, so-called, on the south by other land formerly of Fred N. Maines, and on the east by the former location of U.S. Route 302, formerly known as the Roosevelt Trail.

Together with the right to connect into the sewer and water systems situated on the premises conveyed by Heyward L. Leavitt, Jr. to J. Richard Hodge, et al. by deed dated August 20, 1963 and recorded in said Registry in Book 5266, Page 301.

Together with easements for water and sewer pipes, six feet in width, extending southeasterly from the northwesterly corner of land of Grantors (deed reference: Cumberland County Registry of Deeds, Book 7337, Page 183) and along said southwesterly sideline of said Old Route 302 on a course of South 41° 24' 54" East. The sewer easement shall extend a total distance of two hundred thirty-eight and twenty-five hundredths (238.25) feet, more or less, to the center line of another sewer-related easement described below. The water easement shall extend a total distance of one hundred eighteen and twenty-five hundredths (118.25) feet to the center line of another water-related easement described below.

Together with Grantors' right, title and interest to two six foot wide easements for water and sewer pipes described as follows: The center lines of each easement shall be the terminus of the respective easements described immediately above and each easement shall extend across said Old Route 302 on a course of North 48° 35' 06" East. These easements shall connect to the wall and sewer disposal system for the Inn Unit, so-called, as shown on the Plan for Thomas Pond Cottage Condominiums recorded in the Cumberland County Registry of Deeds in Plan Book 166, Page 11. By acceptance hereof, the Grantee acknowledges and agrees that the conveyance of easements described in this paragraph is made without warranties of any kind.

The above-described Parcel II and appurtenant easements is also described as follows:

A certain lot or parcel of land with any buildings thereon situated at the intersection of the southeasterly side of the Quaker Ridge Road and the westerly side of Old Route 302, so-called, in the Town of Casco, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point which marks said intersection of Quaker Ridge Road and Old Route 302;

Thence on a course of South 20° 13' 14" East one hundred and forty-seven and sixty-eight hundredths (147.68) feet to a point at the northwesterly sideline of land of Porta (deed reference: Cumberland County Registry of Deeds, Book 7337, Page 183);

Thence on a course of North 47° 06' 31" East fifty-three and forty-one hundredths (53.41) feet along said northwesterly sideline of said Porta's land to a point on the southwesterly sideline of said Old Route 302;

Thence on a course of North 41° 24' 54" West a distance of thirty-three and twenty-six hundredths (33.26) feet along said sideline of said Old Route 302 to a point;

Thence on a course of North 48° 35' 06" East a distance of ten and twenty-six hundredths (10.26) feet along said sideline of said Old Route 302 to a point;

Thence on a course of North 41° 37' 04" West a distance of twenty (20.00) feet along said sideline of said Old Route 302 to a point;

Thence on a course of North 48° 22' 56" East a distance of six (6.00) feet, more or less, along said sideline of said Old Route 302 to a point;

Thence on a course of North 41° 37' 04" West a distance of twenty (20.00) feet along said sideline of said Old Route 302 to a point;

Thence on a course of South 48° 22' 56" West a distance of six (6.00) feet, more or less, along said sideline of said Old Route 302 to a point;

Thence on a course of North 41° 37' 04" West a distance twenty-two and sixty-eight hundredths (22.68) feet along said sideline of said Old Route 302 to a point;

Thence on a course of South 48° 37' 41" West a distance of ten and four hundredths (10.04) feet along said sideline of said Old Route 302 to a point;

Thence on a course of North 41° 24' 54" West a distance of forty and thirty-seven hundredths (40.37) feet along said sideline of said Old Route 302 to the point of beginning.

Together with easements for water and sewer pipes, six feet in width, extending southeasterly from the northwesterly corner of land of Grantors (deed reference: Cumberland County Registry of Deeds, Book 7337, Page 183) and along said southwesterly sideline of said Old Route 302 on a course of South 41° 24' 54" East. The sewer easement shall extend a total distance of two hundred thirty-eight and twenty-five hundredths feet (238.25), more or less, to the center line of another sewer-related easement described below. The water easement shall extend a total distance of one hundred eighteen and twenty-five hundredths feet (118.25) to the center line of another water-related easement described below.

Together with Grantors' right, title and interest to two six foot wide easements for water and sewer pipes described as follows: The center lines of each easement shall be the terminus of the respective easements described immediately above and each easement shall extend across said Old Route 302 on a course of North 48° 35' 06" East. These easements shall connect to the wall and sewer disposal system for the Inn Unit, so-called, as shown on the Plan for Thomas Pond Cottage Condominiums recorded in the Cumberland County Registry of Deeds in Plan Book 166, Page 11.

Together with the easement to connect into the sewer and water systems described in a deed from Hayward L. Leavitt, Jr. to Timothy G. Porta and Joan S. Porta dated August 17, 1986 and recorded in said Registry of Deeds in Book 7343, Page 74.

The above description is based upon a survey entitled "The Thomas Inn Annex, South Casco, Maine For: Michael A. Valente, III" Sheet 1 of 2, prepared by Survey, Inc. dated May, 1988 for Michael Valente, III.

Being the same premises conveyed to the grantor by deed of Thomas Manor Associates Limited Partnership dated September 15, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12737, Page 40.

RECEIVED
RECORDED REGISTRY OF DEEDS

97 MAR 31 PM 3:26

CUMBERLAND COUNTY

John B. O'Brien